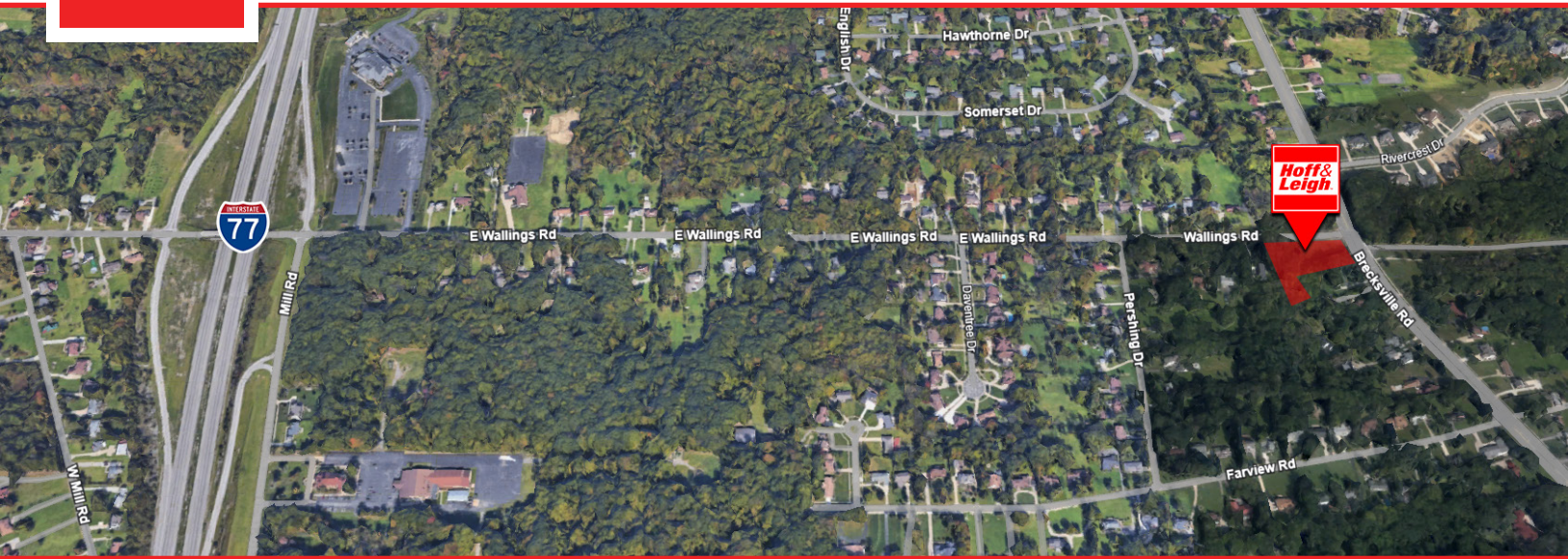


Development Land for Sale

WALLINGS ROAD & BRECKSVILLE ROAD, BRECKSVILLE, OH 44141



Overview

Prime Corner Opportunity in Brecksville, Ohio | 2.92 Acres at Signalized Intersection

Located at a rare signaled, high-visibility intersection in Brecksville, this 2.92 acre parcel offers an exceptional opportunity for value add developers, investors, or end-users seeking frontage, flexibility, and future potential. With 13,000+ vehicles per day on one corridor and nearly 10,000 on the cross street, in a city boasting a median HH income of \$126,888, this site is ideal for retail, medical, office, or mixed-use development—pending rezoning—or can be preserved as is for premium residential use.

Highlights

- Traffic Count on E Wallings (13,324) & Brecksville Rd (9,522) ODOT
- Straight 0.9 Miles to I-77 (Exit 151)
- Flexible Zoning Path – Currently zoned residential with potential for commercial, office, or mixed-use zoning.
- Strong Demographics – Situated in Brecksville, one of Greater Cleveland's most affluent and business-friendly suburbs.
- Utilities Nearby – Full municipal infrastructure and utilities accessible at the street.

Property Details

 **Sales Price**
\$325,000

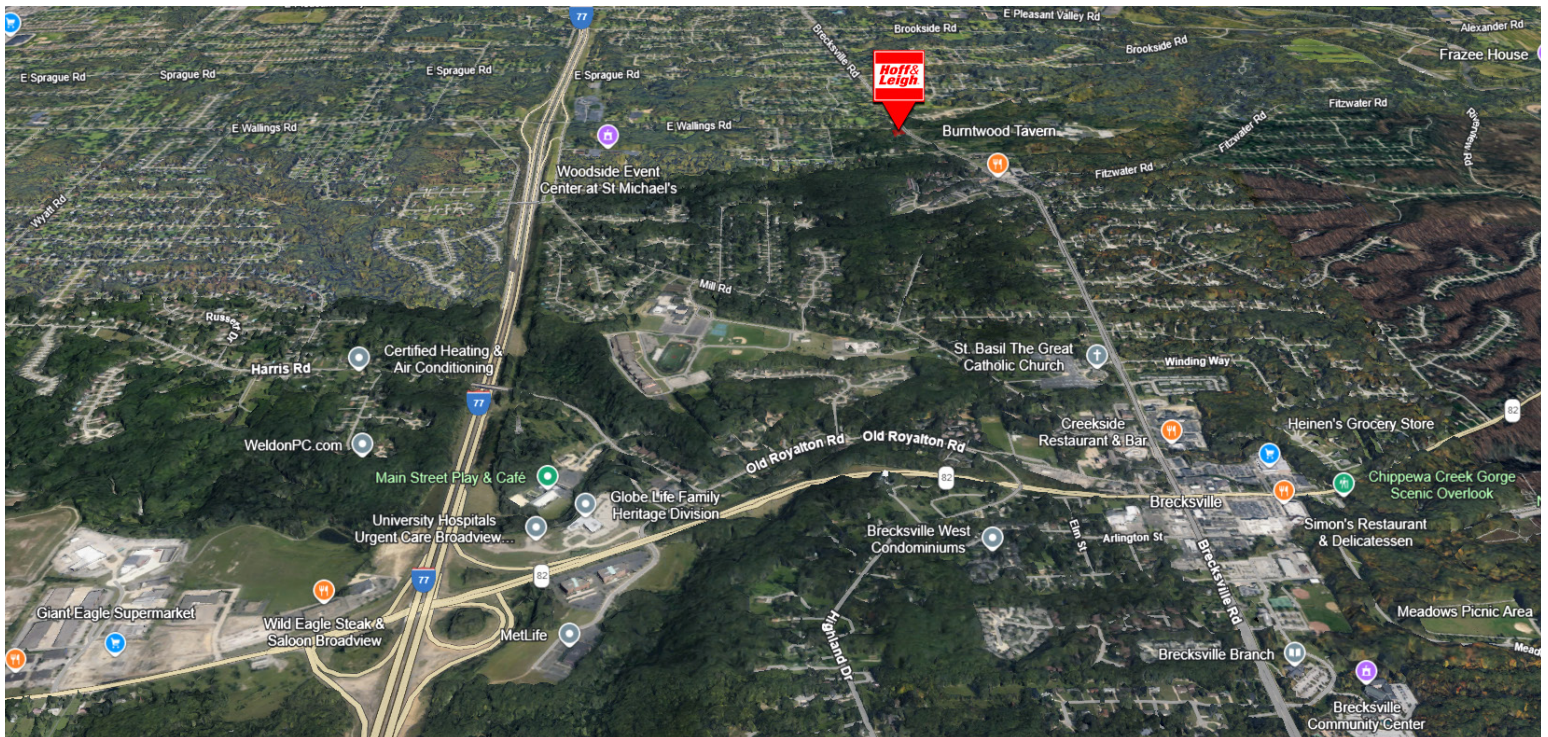
 **Lot Size**
2.92 Acres

 **Zoning**
Residential

Rev: April 16, 2025

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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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